

47-208  
BK 6587PG221

TRANSFER  
TAX  
PAID

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, THAT WE, CHARLES W. HAYS a/k/a CHARLES W. HAYS, JR. and MARIA L. HAYS, both of Waterville, County of Kennebec and State of Maine,**

**023154**

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **DAVID SHIN**, of Rutherfordton, State of North Carolina, whose address is 288 Anne Street, Rutherfordton, North Carolina 28139

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS**, unto the said **DAVID SHIN**, his heirs and assigns forever,

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, together with the buildings thereon, bounded and described as follows:

Being Lot #56 on a Plan of Gilman Heights, and being duly drawn by Carl H. Crane, C.E., said Plan dated November 26, 1954 and recorded in the Kennebec County Registry of Deeds in Plan Book 17B, Page 192, said Lot being described as follows:

Commencing in the westerly line of Magnolia Avenue and in the southeasterly corner of property now or formerly of Isaac Hillson; thence northwesterly in the northeasterly line of said Hillson and one Abbott a total distance of one hundred ninety-two feet (192') to the southeasterly line of Riverside Avenue; thence northeasterly in the southeasterly line of Riverside Avenue one hundred feet (100') to Lot #55 on the aforesaid Plan; thence southeasterly one hundred twenty-six and three tenths feet (126.3') in the southeasterly line of said Lot #55 to said Magnolia Avenue; thence southerly along the line of Magnolia Avenue to the point of beginning.

Subject, however, to the restrictions numbered 1 through 13, inclusive, as set forth in a Warranty Deed from Peter C. Whalon and Rosalind W. Whalon to Stephen B. Levine and Sandra D. M. Levine dated August 9, 1972 and recorded in the Kennebec Registry of Deeds in Book 1592 Page 309, which restrictions will be binding upon said grantee(s) and all persons claiming or holding under or through said grantee(s).

Being the same premises conveyed to the herein Grantors by Warranty Deed of Jane L. Curry, dated January 30, 1996 and recorded in the Kennebec County Registry of Deeds at Book 5063 Page 281.

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IN WITNESS WHEREOF, WE, the said CHARLES W. HAYS a/k/a CHARLES W. HAYS, JR. and MARIA HAYS have hereunto set our hands and seals this 10<sup>th</sup> day of August, 2001.

Signed, Sealed and Delivered  
in the presence of:

David Roy  
Witness

David Roy  
Witness

Charles W. Hays  
CHARLES W. HAYS  
Maria Hays  
MARIA HAYS

**ACKNOWLEDGEMENT**

STATE OF MAINE  
KENNEBEC, ss.

August  
10, 2001

Personally appeared the above named CHARLES W. HAYS and MARIA HAYS  
and acknowledged the foregoing instrument to be their free act and deed.

Before me,

David Roy  
NOTARY PUBLIC

re. deeds. HAYES, Charles & Maria to SHIN, David DEED

(PRINT) David Roy  
Notary Public, Maine  
My Commission Expires July 21, 2008



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ATTEST: Therese Reed Morgan  
REGISTER OF DEEDS